

Sanpete County Planning Commission Meeting

September 11, 2013, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Assistant Chair Leon Day, Joe Nielsen, Paul Rasmussen, Nathan Palmer, Curtis Ludvigson, Alternate, Commissioner Steve Frischknecht, Sanpete County Zoning Administrator Scott Olsen and Sanpete County Deputy Clerk Gayelene Henrikson. (Thell Stewart and Gene Jacobson are excused.)

Meeting is called to order by Assistant Chair Leon Day.

APPOINT A NEW CHAIRPERSON FOR THE PLANNING & ZONING COMMISSION

Mary Anderson resigned from the Planning Commission in August 2013. Motion is made by Nate Palmer to appoint Leon Day as Chair. Motion is seconded by Joe Nielsen, motion passes. Mr. Day takes charge of the meeting. A vice-chair will be appointed at the next meeting..

ALLAN ROWAN AND JAY LAMB: REQUESTS APPROVAL OF A LOT LINE ADJUSTMENT ON THEIR LOTS #21-S 11361 AND #18-S 11358 OF THE PALISADE SUBDIVISION PLAT B. THE CEMENT DRIVEWAY FOR LOT #21 CROSSES THE PROPERTY LINE ONTO LOT #18.

Kris Jorgensen is present. Leon Day reviews request. Mylar is provided. Mr. Jorgensen explains the reason for the lot line adjustment. The driveway wasn't surveyed at the time of installation and the neighbor landscaped and built up the area. This request adjusts the lot line to match the existing driveways and straightens and squares up the line. Motion is made by Joe Nielsen to approve a lot line adjustment on lots #21 and #18 of the Palisade Subdivision plat B by moving the lot line 10'. Motion is seconded by Curt Ludvigson, motion passes.

REDMOND MINERALS: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR A GROUND MOUNTED SOLAR PHOTOVOLTAIC FACILITY THAT ALSO PROVIDES COVERED PARKING. LOCATED ON REDMOND MINERAL PROPERTY ON S 11289 WITH 80 ACRES. WITH PEAK RATED CAPACITY OF 32.4 KW DC AND NET METERED AND OFFSETTING INTERNAL USAGE FOR THE MINE

Michael Cole is present. Leon Day reviews request. They are requesting to add solar panels measuring approximately 19' wide x 120' long that doubles as a covered parking lot on the existing parking lot for 12 vehicles. These panels will connect to the mechanical shop for power usage in shop. They reconfigured the panel usage from the previous conditional use permit to create the covered parking.

Gates Nowers, adjoining property owner, expressed concern and protested the installation of the solar panels because the water could run off the panels, down the embankment, across the roadway, and into his ditch that he irrigates from. He claimed Sanpete County was going to fix the road and make a new road to the Axtell turn. He would like the Planning Commission to postpone approving this conditional use permit or any other additional construction or remodeling until the runoff from the property is addressed by diverting the water to keep salt water from flowing to the eastside of the road. Mr. Day commented on the

irrelevance this application will have to increase the drainage or change the flow to increase the water problem. It is an issue that needs to be addressed, but the Planning Commission is not the avenue to address the issue. Drainage will be onto the asphalt in the parking lot. Mr. Cole, who is in charge of solar panel projects only, insured the drainage will flow to the west on the parking lot. Discussion ensued as to how the water runoff can be configured. Commissioner Frischknecht suggested Mr. Nowers meet with the Special Service District #1 (Roads) to deal with the water runoff on the County road into his property. Mr. Ludvigson agreed the problem should be fixed by Redmond Minerals before approval of the permit.

Motion is made by Joe Nielsen to approve a conditional use permit for a ground mounted solar photovoltaic facility that also provides covered parking, located on S 11289 on Redmond Mineral property with the condition to insure drainage problem don't increase with the installation of the panels. Water must drain away from the road with a 2% slope to the west on the panels. Storm runoff from panels and the parking lot is to be diverted to a retention basin. Engineered drainage plans are required at the time of issuing building permit showing the plan and implementing the plan before a final is approved. Motion is seconded by Nate Palmer, motion passes.

K & S HANSEN LEASING LLC: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR A RESIDENTIAL DWELLING IN THE BUSINESS ZONE OF THE MOUNTAIN VIEW INDUSTRIAL PARK SUBDIVISION LOT #2 PLAT C. LOCATED SOUTHEAST OF CHESTER ON S 61132 WITH 5.06 ACRES IN THE BC ZONE

Sheila Hansen is present. Leon Day reviews request. Mrs. Hansen explained the plans to the property. They currently repair vehicles on this parcel and then sell the vehicles at their Utah County business. They are requesting to build on this parcel that they own, a three room structure for an office and an occasional place of residence when they are here working on the vehicles. The work on the office and residential dwelling will mostly be done by contractors. The exterior is an existing shed on a 7' foundation. Clifford Green commented on the construction of the building; owns the surrounding properties and approves the development. The property is fenced. Water will be provided by a well. They have acquired the water rights. They need approval of the conditional use permit for a residential home before getting approval on the water, septic sewer, and building permit. They will need to submit a septic tank permit and have required amount of water before being granted the building permit. Power is provided to the front of the property. Motion is made by Curt Ludvigson to approve a conditional use permit with no additional conditions for a residential dwelling on S 61132 located in Mountain View Industrial Park Subdivision on lot #2, plat C southeast of Chester in the BC zone. Motion is seconded by Paul Rasmussen, motion passes.

APPROVAL OF MINUTES

Motion is made by Joe Nielsen to approve the Planning Commission minutes of August 14, 2013 with no corrections. The motion is seconded by Nate Palmer, and the motion passes.

With no further business before the Planning Commission, motion to adjourn is made by Joe Nielsen. The motion is seconded by Paul Rasmussen, and the motion passes.

The meeting is adjourned at 7:32 P.M.